



TOWN OF WAREHAM

MEMORIAL TOWN HALL
54 MARION ROAD
WAREHAM, MA 02571

CONSERVATION COMMISSION *Notice of Public Hearing*

The **WAREHAM CONSERVATION COMMISSION** will hold a meeting under Chapter 131, Section 40 of the general laws of the Commonwealth of Massachusetts Wetlands Protection Act and/or the Town of Wareham Wetlands Protection Bylaw Division VI and any other applicable laws on **Wednesday, February 21, 2024, at 6:00 PM.** All matters listed may involve a discussion and possible vote.

Location: Wareham Multi-Service Center, 48 Marion Road, Wareham, MA, Room 320.

Zoom Link:

<https://us02web.zoom.us/j/85387402955?pwd=NzFnc0NsUzVvQ2JZa1N5cHVxUmZKUT09>

Meeting ID: 853 8740 2955

Passcode: 042547

Mobile: +1 646 558 8656 US (New York), +1 301 715 8592 US (Washington DC).

All hearings of the Wareham Conservation Commission are held simultaneously under the authorities of the Massachusetts Wetlands Protection Act and the Town of Wareham Wetlands Protection Bylaw Divisions VI. Although a single decision of the commission is issued, it represents a separate decision under each authority.

PRELIMINARY BUSINESS

PUBLIC HEARINGS: 6:00 PM

Request for Determination of Applicability (RDA)

1. **Warren 176 Main St QOZB LLC, 176 Main Street – RDA-36** – Site improvements include crushed stone parking and circulation areas, subsurface drainage system, handicap parking area, concrete patio, grease interceptor, and sanitary manhole installation, and other site improvements such as shown on the plans.

Notice of Intent (NOI)

1. **Cullan McKenna, 3 East Edgewater Drive – NOI-45** – Upgrade a septic system adjacent to a Coastal Bank within Land Subject to Coastal Storm Flowage and the River Front Area.



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2. **Hamilton Beach Association, Inc., 0 Worrall Avenue – NOI 44** – Beach Nourishment on the east end of Hamilton Beach, 1-17 Reynolds Avenue.
3. **Donna Gully, 4 Seahorse Lane – NOI 43** – Upgrade a failed sewage disposal system.

CONTINUED PUBLIC HEARINGS: 6:30 PM

Request for Determination of Applicability (RDA)

Notice of Intents (NOI)

1. **Prime Engineering, 370 County Road – NOI-17** - To construct a large-scale ground-mounted photovoltaic solar array. (2809)(Continued to February 21, 2024)
2. **Fearing Hill, LLC & County Road 2004 Realty Trust, Hidden Trails – off County Road – NOI-23** – To construct roadways, utilities, and stormwater management systems associated with a proposed residential 56-lot cluster subdivision. (2815)(Continued to February 21, 2024)
3. **Russell McKinnon, 28 Nelson Street – NOI-37** - Raze an existing house at 28 Nelson Street, increase the size of the dwelling by 280 sq ft, and create a 10-ft wide gravel drive. (Continued to February 21, 2024)
4. **Micheal & Liana J. Dancy, 2 Seahorse Lane – NOI-42** – The applicant proposes to demolish a cottage, construct a single-family dwelling, install a septic system and associated utilities, construct a formal driveway, widen the existing gravel roadway and to fill and grade partially within the 100 ft buffer of a Bordering Vegetated Wetland and within Land Subject to Coastal Storm Flowage, Flood Zone VE (el.20). (Continued to February 21, 2024)
5. **Ronald & Susan J. Schmidt, 15 Narrows Road – NOI-41** – The applicant proposes to demolish a cottage, construct a single-family dwelling, install associated utilities to construct a formal driveway, and fill and grade within the 100 ft buffer zone of various coastal resources areas and within Land Subject to Coastal Storm Flowage, Flood Zone VE (el. 17). (Continued to February 21, 2024)

EXTENSION REQUESTS

CERTIFICATES OF COMPLIANCE REQUESTS

AMENDED ORDER OF CONDITION REQUESTS



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ENFORCEMENT ORDERS

1. **Canedy Street LLC, 4 Canedy Street, Wareham, MA** – Construction of retaining walls and grading within 100 buffer to a Coastal Bank and Salt Marsh.

OTHER BUSINESS/DISCUSSION AND/OR VOTE/BILLS

1. **Review and accept minutes** – January 17, 2024 & February 7, 2024.
2. **Bills, Appointments, Interviews, and Reappointments**
3. **Administrative Approvals**
4. **Bylaw Revision Update**
5. **Workshop – Permits – Determination of Applicability (DOA).**
6. **Vote to approve acceptance of donation of 33 Indian Neck Road.**
7. **PBIA Jetty in Pinehurst.**

Any other Conservation Commission business not reasonably anticipated 48 hours prior to the posting of this meeting.

Order of: Sandra Slavin, Chairman
Wareham Conservation Commission
Publication date: February 15, 2024